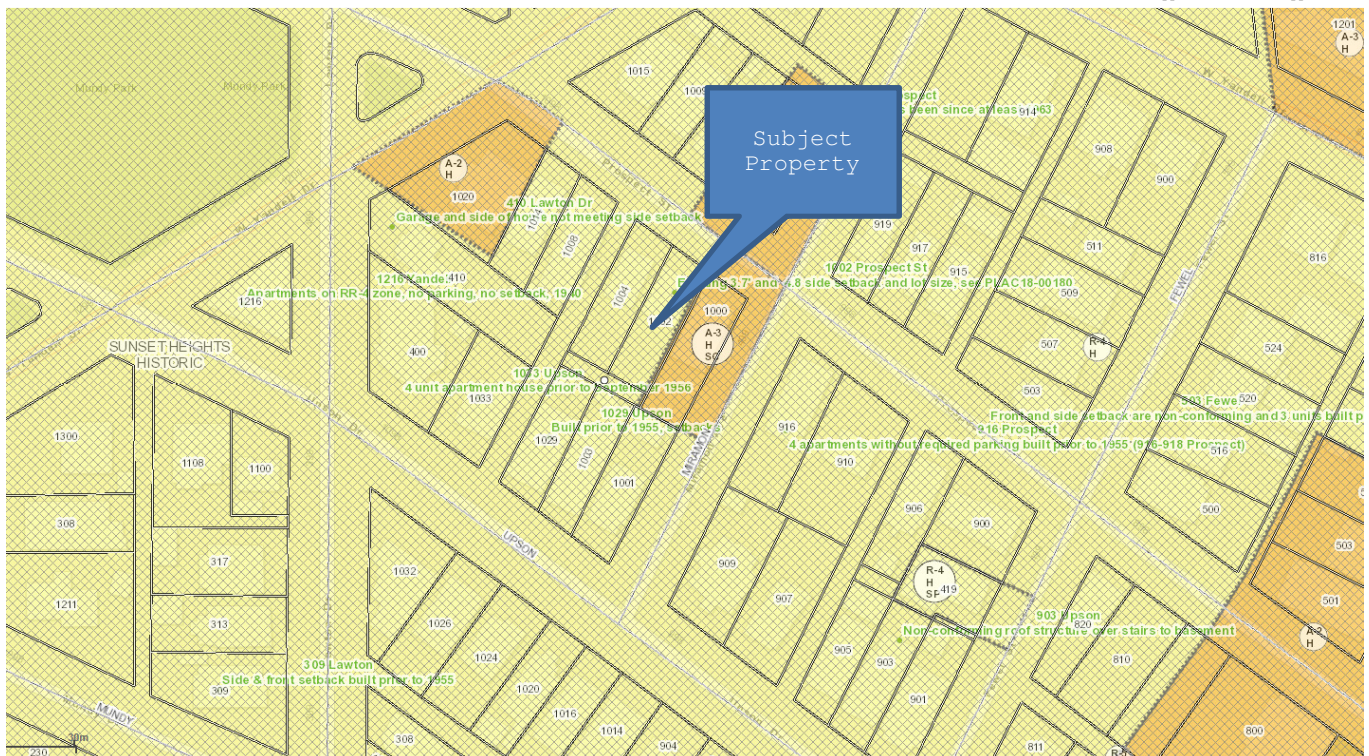




## PHAP19-00013 and PHDM-00001

**Date:** March 11, 2019  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Jesus Navarro  
**Representative:** Juan Mejia  
**Legal Description:** 26 Sunset Heights 40 Ft Of 7 To 10 & 40 Ft Of N 11 Ft Of 6 Beg 40 Ft W Of NEC (4900 Sq. Ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 1002 Prospect Street  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1930  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for removal and replacement of windows, demolition of rear porch and replacement with an addition and new staircase and Certificate of Demolition for after-the-fact removal of a structure in the rear yard  
**Application Filed:** 2/20/2019  
**45 Day Expiration:** 4/6/2019

### ITEMS #1 and #2



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for removal and replacement of windows, demolition of rear porch and replacement with an addition and new staircase and Certificate of Demolition for after-the-fact removal of a structure in the rear yard

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: a. Architectural and historical compatibility, b. Comparison to original profile, c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*
- *Exterior stairs to upper floors should be located to the side and/or rear of a structure, rather than adjacent to the porch. Where major structural repairs are required, new construction should replicate the original work.*
- *Introduce fire exits, stairs, landings, and ramps on rear or inconspicuous side locations.*
- *Construct fire exits, stairs, landings and ramps in such a manner that they do not damage historic materials and features. Construct them so that they can be removed in the future with minimal damage to the historic structure.*
- *Design and construct new fire exits, stairs, and landings to be compatible with the scale, materials, details, and finish of the historic structure.*
- *New additions should be designed and constructed so that the character-defining features of the historic building are not radically changed, obscured, damaged or destroyed in the process of rehabilitation.*
- *Any new addition should be planned so that it is constructed to the rear of the property or on a non-character defining elevation and is minimally visible from the public right of way.*

- *Introduce additions in locations that are not visible from the street-generally on rear elevations.*
- *Locate additions carefully so they do not damage or conceal significant building features or details.*
- *Design an addition so it is compatible in roof form, proportions, materials and details with the existing structure.*
- *Design an addition that is compatible with but subtly different from existing historic homes in the district.*
- *Design an addition so that if removed in the future, the historic building's form and character defining features are not obscured, damaged, or destroyed.*
- *Once a property is demolished, it is gone forever and can never be replaced. It is rarely appropriate to demolish a historic structure unless it has suffered severe and irreparable damage. All demolition requests will be reviewed by staff and forwarded to the HLC for review.*

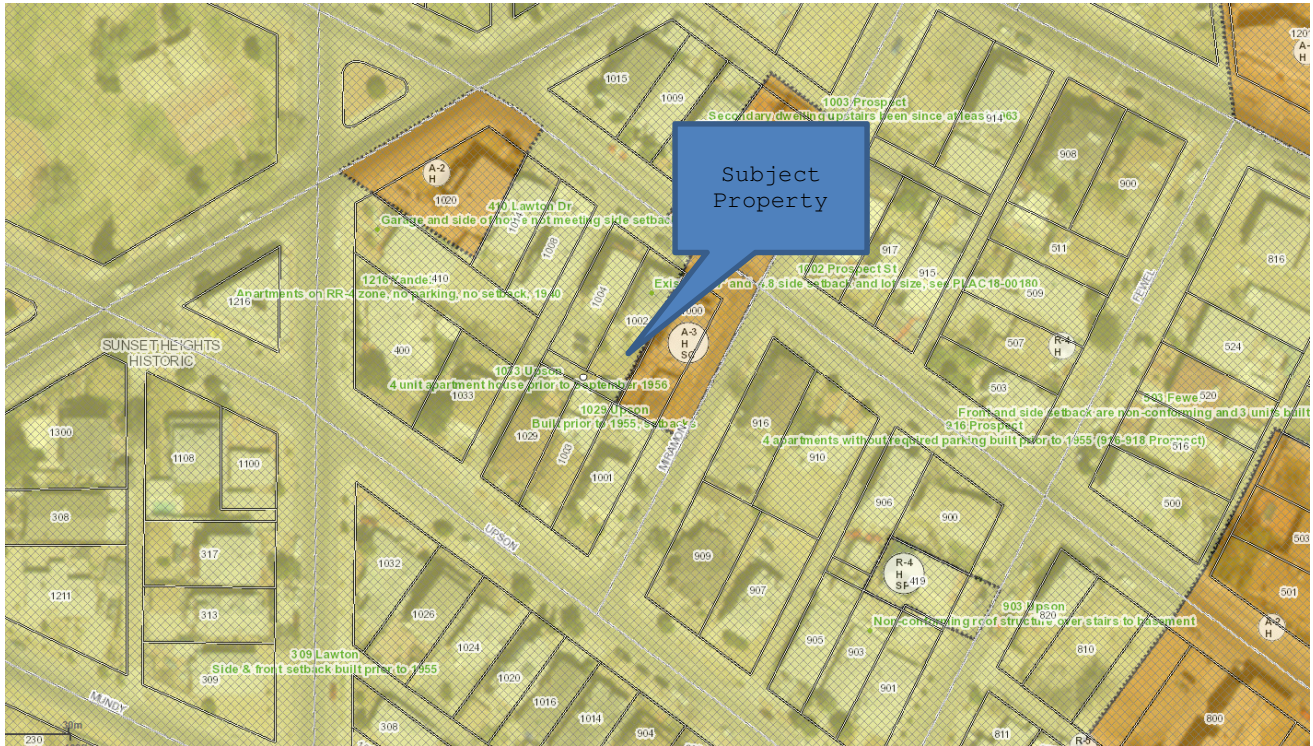
*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

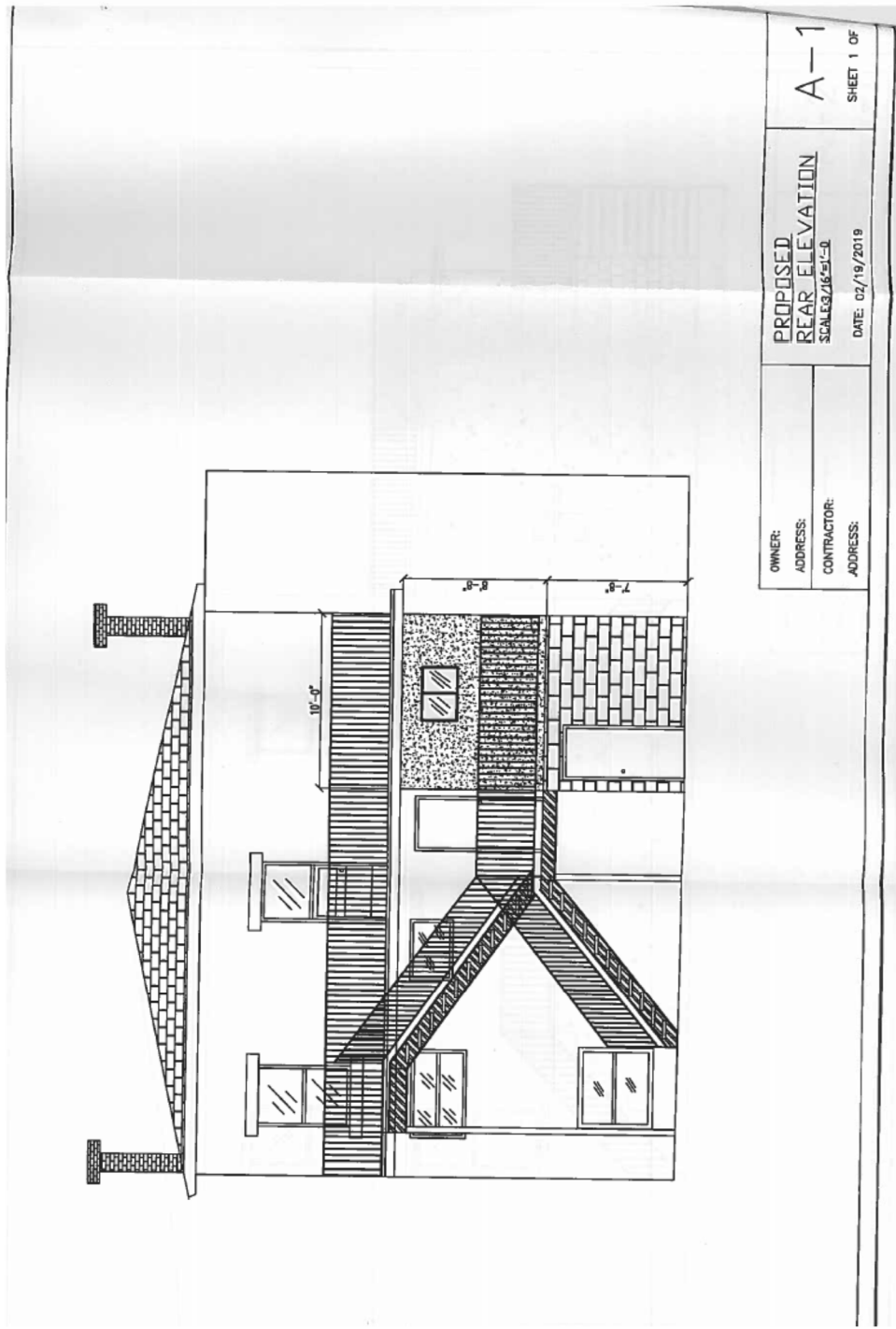
The modifications are that the new windows match the original windows in terms of size, configuration, operation, and details and that the addition be constructed on the ground floor.



## AERIAL MAP



# REVISED PROPOSED ELEVATION OF REAR FACADE



OWNER:

ADDRESS:

CONTRACTOR:

ADDRESS:

PROPOSED  
REAR ELEVATION  
SCALE 3/16"=1'-0"

DATE: 02/19/2019

A-1

SHEET 1 OF